

# Board of Adjustment

## *Agenda*

August 5, 2015  
City Council Chambers- Lower Level  
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	TONY SIEBERS
WADE SWANSON	KEN REMBOLD
STEVE CURRAN	JESSICA SARKISSIAN

### **4:30 p.m. STUDY SESSION**

- A. Presentation of Legistar and iPads
- B. Zoning Administrator's Report
- C. Election of Officers
- D. Discussion of items listed on the Public Hearing Agenda

### **5:30 p.m. PUBLIC HEARING**

- A. MINUTES FROM THE JULY 1, 2015 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (\*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. THE FOLLOWING CASES (PUBLIC HEARING):
  - 1. BA15-018    60 North Gilbert Road (District 4) – Requesting: 1) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow a reduction in the minimum number of required parking spaces, both in the GC zoning district. (PLN2015-00115)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Tabling or Denial**

2. BA15-022 1925 East Brown Road (District 2) – Requesting a Special Use Permit to allow a wireless communications facility to exceed the maximum height allowed in the LC zoning district. (PLN2015-00187)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

- \*3. BA15-028 1335 South Alma School Road (District 3) – Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC-PAD zoning district. (PLN2015-00219)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

- \*4. BA15-031 819 S. Stapley Drive (District 4) - Requesting: 1) a Special Use Permit to allow alterations and improvements to an existing non-conforming multiple residence use; and 2) a Special Use Permit to allow a reduction in the minimum number of required parking spaces, all in the LC zoning district. (PLN2015-00257)

**Staff Planner: Gordon Sheffield**

**Staff Recommendation: Approval with Conditions**

- \*5. BA15-032 6555 E. Southern Ave (District 6) - Requesting a Special Use Permit to allow for an outdoor special event to exceed more than 4 consecutive days in the LC-BIZ zoning district. (PLN2015-00279)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

- \*6. BA15-033 719 W. 2<sup>nd</sup> Street (District 4) – Requesting a Variance to allow a nonconforming carport to be enclosed and encroach in the required side yard setback in the RS-6 zoning district. (PLN2015-00284)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Withdrawal**

- \*7. BA15-034 1825 S. Recker Road (District 2) - Requesting a Variance to allow an attached garage for a single residence to encroach into the required side yard setback in the AG zoning district. (PLN2015-00285)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

- \*8. BA15-035 1039 E. Broadway Road (District 4) – Requesting: 1) a Special Use Permit to allow a commercial office in the RM-4 district; and 2) a Substantial Conformance Improvement Permit to allow reductions in the required front, rear, and side yard setbacks; and 3) Special Use Permit to allow a deviation from required surface parking standards, all in the RM-4 zoning district. (PLN2015-00289)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

- \*9. BA15-036 641 W. Southern Ave (District 3) – Requesting: 1) a Substantial Conformance Improvement Permit to allow reductions in the minimum depth of the required rear yard setback reduction, and to the minimum depth of the required foundation base, all in the OC zoning district. (PLN2015-00291)

**Staff Planner: Gordon Sheffield**

**Staff Recommendation: Approval with Conditions**

**OTHER BUSINESS:**

**E. ITEMS FROM CITIZENS PRESENT.**